



**Email:** as@abordimmo.com

**Phone:** +33 549803159

Impressive detached house, large barn & 3/4 acre gardens. 162m2 includes 4 bedrooms and 2 bathrooms.

Country House For Sale

Impressive detached house, large barn & 3/4 acre gardens. 162m2 includes 4 bedrooms and 2 bathrooms.

Price: €177,990

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Ardin Poitou-Charentes, 79160

Impressive detached house, large barn & 3/4 acre gardens. 162m2 includes 4 bedrooms and 2 bathrooms.

Under floor heating on the ground floor. Oil fired central heating. Double glazed windows. Re-roofed 2014. Re-pointed stone work . Fosse septic which conforms.

Open-plan kitchen-dining room-living room 64m2. Games room / office 11m2. Bathroom 11m2 and WC.

1st floor: Landing, Bedroom with bathroom and dressing 21m2, 3 further bedrooms 14m2, 14m2 and 12m2.

Stone barn (double height) 40m2 attached and an open barn adjoining 35m2 with 1st floor sitting area. A smaller outbuilding to the side.

Mature gardens of 3150m2 / approx 3/4 acre.

In a small hamlet 3 minutes from a village, in the Deux-Sevres region, with a bakers, primary school, village hall, a hairdresser, tabac, bar and a new restaurant will shortly be opening.

The market town of Coulonges-sur-l'autize 79160 is just 5km/10 minutes cycle ride, it has a Supermarket, numerous shops, restaurants and cafe-bars. A lively market every Tuesday and Saturday. The coastal town of La Rochelle is 1h10 with regular flights to and from the UK. St Malo ferry port just 3h20.

Price 177 820 € including agents fee of 4.6%, to be paid by the purchaser upon completion. 170 000€ net vendor.

Sizes approximative. Full description available upon request.